

78 HOLLYROOD HEIGHTS DRIVE OVERVIEW, EXTERNAL AND INTERNAL UPGRADES

LOT SIZE

- 75 x 158.7 ft
- 23.3 ft wide city owned grass boulevard on both Hollyrood and Wilson frontages

SQUARE FOOTAGE

- Basement 2,547 sq.ft
- 1st floor 2,325 sq.ft
- 2nd floor 2192 sq.ft
- Total 7064 sq.ft
- Garage 470.9 sq.ft (not included in above calculations)

- 10' ceiling on first floor, 9' ceiling in basement and second floor

EXTERIOR FEATURES

- Exterior stone - Indiana Limestone in Buff hand cut on site, including limestone sills throughout and limestone chimney
- Extensive custom outdoor millwork
- Premium light fixtures (Visual Comfort) imported from the U.S.
- Weathershield Premium Series extruded-aluminum windows throughout house
- Premium Certainteed Carriage House shingles

-608 sq.ft covered flagstone rear veranda the full width of the house with cedar ceiling, outdoor gas fireplace for all season use, and outdoor speakers linked to the sound system.

-660 sq.ft uncovered flagstone outdoor patio the full width of the house

FLOORING

Wood Flooring:

-White Oak Rift Cut engineered flooring throughout house w/ premium Pallmann Magic Oil Finish (rare installation- only 2nd home in Toronto) It is spot fixable vs polyurethane)

Stone Flooring:

- custom herringbone slate floor in laundry room
- Calacatta Extra Marble mosaics in all bathrooms, including showers which feature infinity drains and flush to floor entry.
- hand honed 18" checkerboard Calacatta/Seta Grigio marble foyer

HVAC / MECHANICAL

- \$250,000 upgrade
- In-floor glycol radiant heating throughout entire house with programable thermostats in each room
- Two Lennox heat exchangers

- Two Lennox Elite high efficiency 3 ton air conditioners servicing entire house, all controlled by Lennox touch screen programmable thermostats.
- Multi phase air handling & UV purification system
- Automatic humidity control system
- Wall mounted high efficiency Viesman gas boiler with separate storage tank

AV AND SECURITY SYSTEMS

- complete and extensive wiring for integrated home Control 4 AV system
- wired for 5 televisions in basement (rec room, home theatre, gym and two guest rooms), 1 television on 1st floor in great room, and 4 televisions on second floor (all 4 bedrooms)
- basement home theater fully wired including 6 in-ceiling speakers + subwoofer
- In-ceiling speakers throughout home, including the covered outdoor rear patio
- home surveillance system (6 IP high def dome cameras with night vision on perimeter of home with 2 TB hard drive), includes camera and voice doorbell system
- Fully alarmed including smoke and heat detectors, motion detectors and glass break alarms, controlled by two wall mounted touch screen pads

FIREPLACES

- Double sided 36" Heatilator wood burning fireplace facing library and dining room
- 2 interior Marquis Solace 40 BTU gas fireplaces (1st floor great room, basement rec room)
- 1 exterior Marquis Solace 55 BTU gas fireplace in covered rear patio
- 4 custom designed Seta Grigio Marble fireplace mantles on interior fireplaces

COUNTERTOPS

- Custom Vein-cut Quartzite countertops on 5' x 9' Kitchen Island and Servery (not Quartz)
- Custom Nero Assoluto honed countertops in Pantry & basement bar
- Custom Caesarstone countertops in Mudroom and Laundry
- Milkglass tile backsplash in Kitchen, Pantry, Mudroom & Laundry room

DOORS & WINDOWS

- Custom solid mahogany front entry door by Homestead Woodworks with Classic Brass hardware
- Custom interior doors with French panels throughout
- Weathershield Premium Series extruded aluminum w/ wood cladding windows throughout
- Weathershield Premium Series extruded aluminum w/ wood cladding patio doors leading to covered rear patio
- exterior mud-room door with shatterproof glass insert

HARDWARE

- Interior hardware throughout house from Oakville Fine Hardware (solid brass & crystal on doors, polished nickel on cabinets)
- Waterstone Faucets in kitchen & servery and Waterstone pot filler in Kitchen
- Julian sinks
- Library: Antique Brass door knobs (Circa. 1906 Toronto)

-Custom Metal grills for Kitchen cabinet uppers (imported from UK)

CABINETRY

-Extensive custom cabinetry throughout home
-Custom Vanities throughout

INTERIOR FINISHES

-Extensive plaster crown molding integrated with/over extensive cabinetry
-Extensive paneling
-Custom staircase with curved white oak railings
-Premium light fixtures from Virtual Comfort, imported from the US

APPLIANCES

Kitchen

-SubZero 36" paneled Fridge
-Subzero 18" paneled Freezer
-Wolf 48" gas range with 6 burners and griddle
-Wolf 46" exhaust over gas range
-Wolf convection steam oven
-Miele dishwasher, panelled

Pantry/Servery

-Electrolux 32" stainless steel fridge
-Electrolux 32" freezer
-Miele dishwasher
-2 Marvel under counter wine fridges in Servery (48 bottles each)

Other Appliances

-1 Marvel undercounter beverage fridge in basement rec room
-Nilfisk Supreme 250 central vacuum system including 3 hose/turbine head kits (1 per floor)
-Bain Ultra Evanesence tub in master ensuite
-Whirlpool 5.2 cu ft front load washer
-Whirlpool 7.4 cu ft front load dryer

OTHER

-Wine Cellar (roughed in & fully wired)
-Elevator shaft roughed in (including electrical) for future installation. Currently finished space being used as storage area on each floor.
-Basement gym with rubber floor, wired with AV system
-Exclusive dead-end street in Mineola a short walk to primary and secondary schools, GO train and Port Credit